







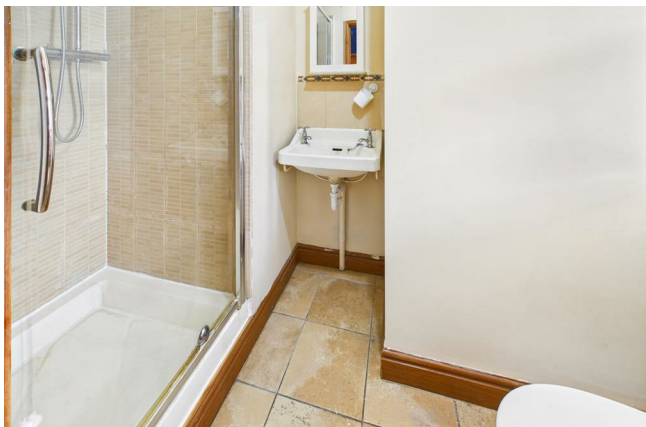
Nant Y Bwt, Mount Road, Llanfair Caereinion, SY21 0AT  
£495,000

This impressive individually designed 4/5 bedroom detached house is situated in an elevated position in the heart of the town of Llanfair Caereinion and enjoys views towards open countryside from the first floor. Having 3 open fronted garages, off road parking for 8/10 cars, workshop and lawned gardens and patio. NO ONWARD CHAIN.











Floor Plan  
(not to scale - for identification purposes only)





**OAK FRAMED ENTRANCE PORCH**

Composite front door to:

**ENTRANCE HALLWAY**

Tiled floor, staircase to the first floor, window to the front aspect, utility cupboard with plumbing and space for washing machine and shelving over. Opening to:

**SHOWER ROOM**

Suite comprising low level W.C., wall mounted wash hand basin with tiled splashback, fully tiled shower cubicle with twin heads, tiled floor, light/shaver socket and window to the front.

**VAULTED DINING/CONSERVATORY**

Double glazed full height vaulted glass roof, 2 French doors and side screen leading out to the rear patio and gardens and built in cloaks cupboard.

**SITTING ROOM**

Dual aspect with windows to the rear and French doors to the patio and gardens and wooden fire surround with slate hearth and inset log burner.

**KITCHEN/FAMILY ROOM**

The kitchen area is fitted with a range of base cupboards with work surfaces over, matching eye level cupboards, twin bowl stainless steel sink with mixer tap and drainers to either side, part tiled walls, integrated double oven with cupboards above and below, fridge, microwave and dishwasher, central island with a 4 ring hob and drawers below, 2 windows to the front and 3 to the side and tiled floor. Opening to the family room - brick fireplace with inset log burner and French doors to both sides.

**OFFICE/BEDROOM 5**

Wood effect flooring, built in double cupboard, cupboard housing the boiler with shelving over. Composite door to the side and door to:

**CLOAKROOM**

Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboard under, part tiled walls and window to the side.

**GALLERIED LANDING**

Overlooking the dining/conservatory with vaulted double glazed roof enjoying views towards open countryside, hatch to loft and radiator.

**BEDROOM 1**

Dual aspect room enjoying views towards open countryside, radiator and 3 built in double wardrobes.

**BEDROOM 2**

Dual aspect and enjoying views towards open countryside, wood panelling to 1 wall, built in cupboard and radiator.

**BEDROOM 3**

Airing tank with tank and slatted shelving, 2 built in double wardrobes with shelving between, radiator and window the the front aspect with views towards open countryside.

**BEDROOM 4**

2 built in double wardrobes, radiator and window the the front aspect with views towards open countryside.

**BATHROOM**

Wood panelled bath with tiled splashback, pedestal wash hand basin, low level W.C., corner shower cubicle, tiled floor, double glazed Velux window, heated towel rail and built in storage recess.

**OUTSIDE****TWIN OPEN FRONTED GARAGE**

With power and light and storage to the end. Door to the side gardens.

**SINGLE OPEN FRONTED GARAGE**

Power and light.

**SIDE**

Gravel driveway leading to a WORKSHOP- power and light, twin doors to the front, work bench and personal door to the side. Area laid to grass. Steps up to a GARDEN SHED.

**FRONT**

Gravel driveway providing parking and turning for numerous cars. The gardens are to the front and side and are mainly laid to lawn with flower and shrub borders and a

**REAR**

Patio entertainment area with gravel path leading to the side which is mainly laid to lawn with a gate to the front.

**GENERAL NOTES**

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**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

**BROADBAND:** Download Speed: Standard 18 Mbps & Superfast 80 Mbps. Mobile Service: Likely  
**FLOOD RISK:** Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

**COUNCIL TAX BANDING**

We understand the council tax band is G. We would recommend this is confirmed during pre-contact enquires.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.





**Local Authority:** Powys County Council

**Council Tax Band:** G

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### **Directions:**

Leave Welshpool take the A458 sign posted Dolgellau for approximately 10 miles to the town of the Llanfair Caereinion. On entering the town turn left over the river bridge and bear left into Mount Road. The property can be found a short distance on the right hand side,

### **Viewing arrangements**

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ  
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.